John Innes Centre – Next Generation Infrastructure Construction Timeline

September 2017

FY 2017/18	FY 2018/19 FY 2019/20 FY 2020/21 FY 2021/22 FY 2022/23 FY 2023/24
Procure Team	RIBA Stage 0-2 Design Early design is expected to take approximately six months. The outputs will form part of the OBC submission, enabling this to occur by mid 2018 at the latest
	The project team will be stood down at the end of RIBA Stage 2 with the exception of queries and clarifications during the funding approval period which may be required during this time.
	Funding Approval A six month period has been included for funding approval following submission of OBC. However, it could feasibly be three months, nine months or longer. A working assumption of six months has been used to inform initial planning
	Mobilisation A period for remobilisation of the team following funding approval has been included recognising that the team will be stood down at the end of Stage 2.
	RIBA Stage 3 Design will recommence in Stage 3 during which a contractor will be procured to enable early contractor involvement
	Contractor will be appointed on a pre-construction consultancy agreement to provide buildability, commercial and programming input, leading into a procurement and full Contract agreement by end of Stage 4. Exact strategy to be agreed.
	RIBA Stage 4 Design Stage 4 will include package procurement leading to the agreement of a Guaranteed Maximum Price (GMP) with the Contractor
	Discussions with planners will commence early in the design and continue through to achieving consent through Stage 4 Planning Consent Planning Consent for this assumption based on developed design
	An enabling works is likely to commence early site works such as site profiling and services infrastructure Works Works
	Some overlap of construction and fit out is assumed, noting that handover may be phased. The transition programme will need extensive planning, resources and project management

John Innes Centre – Next Generation Infrastructure Business Case Timeline

September 2017

FY 2017/18 FY 2018/19	FY 2019/20 FY 2020/21	FY 2021/22 3 - Investment Decision		FY 2023/24	FY 2024/25
Justification	Strategy		for Service	2	Operations Review
Early design (RIBA Stage 1 a OBC	nd 2) is expected to take approximately six rm part of the OBC submission, enabling the latest				
Submit OBC					
Approva it could feasibl	riod has been included for funding approval following subn v be three months, nine months or longer. A working assun form initial planning	nission of OBC. However, aption of six months has			
lause		repared during RIBA Design Stages 3 and 4, Maximum Price (GMP) with the Contractor.		2	
Break Clause	Agree GM	Ρ			
Ê	Submit FE	с			
	FBC Approval A th	nree month period has been included for FB	C approval before the construction pe	riod begins.	
	🔶 c	onstruction Begins Business Case	review/ update to take place every six	months	
			age 5 construction and decant / occup		

John Innes Centre – Next Generation Infrastructure Legacy Timeline – Demolition of Surplus Facilities September 2017

FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27
Enabling Works	RIBA Stage	5 Construction				
		Procur ement	Procurement of the Demolition Contracto)r		
			RIBA Stage 1FBC to beDesignstrategy for	developed throughout this design stage, or demolition is detailed in the original FE	recognising that the overall 3C.	
			Decant ti	ome overlap of construction and fit out is nat handover may be phased. The transit eed extensive planning, resources and pr	ion programme will	
			Planning	Consent		
			Su Su	bmit FBC		
				Demolition Demo buildi	plition of Surplus facilities such as the henges.	orticultural

John Innes Centre – Next Generation Infrastructure Legacy Timeline – Long-Term Lease Option

September 2017

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FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27
Enabling Works	RIBA Stage	5 Construction				
Soft Market Testing JIC should seek to soft r or other local research	narket test to local stakeholders inc organisations in the vicinity as a firs	luding the university t point of call.				
	Market Legacy JIC Proper	ty	A 2.5 year period has been allowed to mar may be wary of committing to the space e 2023/3024 so this must be taken into acco	arly on with a view to occupying in		
			Decant			
			Refurbishment of Lega JIC Buildings	cy A period of one year for refurb building will commence shortly the new building.	ishment of the JIC legacy v after decant has begun into	
				Building Lease Commences		
				Alternate Option		
				Demolition redev	ossible that the site would have mor relopment, i.e. demolish and lease th opment either as offices or as a new	ne land for
				◆ Le	ease Commences	